



Order Filed on February 20, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1(b) 833993 PHELAN HALLINAN DIAMOND & JONES, PC 1617 JFK Boulevard, Suite 1400 Philadelphia, PA 19103 856-813-5500 Attorneys for SPECIALIZED LOAN SERVICING LLC
In Re: ANTHONY GAROFANO MONICA GAROFANO Debtors

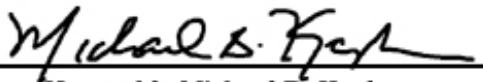
Case No.: 15-33990 - MBK
Hearing Date:
Judge: MICHAEL B KAPLAN
Chapter: 13

Recommended Local Form: ☐ Followed ☒ Modified

ORDER VACATING STAY

____ The relief set forth on the following page is hereby **ORDERED**.

DATED: February 20, 2020


Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the motion of SPECIALIZED LOAN SERVICING LLC, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

30 BERKSHIRE DRIVE, HOWELL TOWNSHIP, NJ 07731-2357

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further **ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Anthony Garofano
Monica Garofano
DebtorsCase No. 15-33990-MBK
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Feb 21, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 23, 2020.

db/jdb Anthony Garofano, Monica Garofano, 30 Berkshire Drive, Howell, NJ 07731-2357

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 23, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 21, 2020 at the address(es) listed below:

Albert Russo docs@russotrustee.com
 Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com
 Aleksander Piotr Powietrzynski on behalf of Creditor JPMORGAN CHASE BANK, N.A.
 alex@winstonandwinston.com
 Andrew L. Spivack on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
 Denise E. Carlon on behalf of Creditor Specialized Loan Servicing, LLC
 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
 James J. Cerbone on behalf of Debtor Anthony Garofano cerbonelawfirm@aol.com,
 cerbonejr83307@notify.bestcase.com
 James J. Cerbone on behalf of Joint Debtor Monica Garofano cerbonelawfirm@aol.com,
 cerbonejr83307@notify.bestcase.com
 James Patrick Shay on behalf of Creditor WELLS FARGO BANK, N.A. shay@bbs-law.com,
 jpshay@gmail.com
 Jennifer D. Gould on behalf of Creditor Steward Financial Services jgould@stark-stark.com,
 mdepietro@stark-stark.com
 John D. Krohn on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
 John L. Laskey on behalf of Creditor Steward Financial Services jlaskey@stark-stark.com,
 jgould@stark-stark.com
 Michael Frederick Dingerdissen on behalf of Creditor WELLS FARGO BANK, N.A.
 nj.bkecf@fedphe.com
 Sherri Jennifer Smith on behalf of Creditor SPECIALIZED LOAN SERVICING LLC
 nj.bkecf@fedphe.com, nj.bkecf@fedphe.com

TOTAL: 13